

# SunshineMLS.com

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## Residential Property

**Address:** 260 LANCHESTER CT  
#36  
NAPLES, Florida  
34112-0223

**County:** Collier  
**Property ID:** 71071440000  
**Subdivision #:** 604600

**Legal Unit:**  
**Block/Bldg:**  
**Lot:** 36  
**Tax Year:** 2009  
**Taxes:** \$1,421

**Special Assess:** \$0  
**Tax Description:** County Only, Homestead  
**Legal:** ROYAL ARMS VILLAS A CONDOMINIUM UNIT 36

**Virtual Tour URL:**  
**List Broker:** Advanced Realty Solutions, Inc

**ML#:** 210002771  
**Status:** A-Active  
**(GEO) Area:** NA09  
**Furnished:** Unfurnished  
**Subdivision:** ROYAL ARMS  
**Development:** ROYAL ARMS  
**Sec/Twn/Rng:** 11/50/25  
**Condo Fee:** \$0  
**Master HOA Fee:** \$309 Monthly  
**HOA Fee:** \$0  
**Price/SqFt:** \$76.14

**List Price: \$90,000**



## Detailed Property Information

### Property Information:

Location, location, location! This lusciously landscaped detached villa lives like a single family home only one mile to Fifth Avenue and two miles to beach! Home features 2 bedrooms, 2 full baths, 2 walk in closets, open living/dining room with breakfast bar, an enclosed lanai giving you extra living space for a den or home office and an attached one car garage. Roof is 2 years old, a/c unit 5 years old and hot water heater is brand new. Flooring is carpet and tile. All window treatments, ceiling fans and lighting fixtures convey. Quiet neighborhood next to million dollar properties in Royal Harbor. Buy the lowest priced property in the best area! This short sale will be negotiated by a team of experts who produce results in a reasonable time frame. Call today for your showing.

**Building Desc:** Remarks  
**Ownership Desc:** Condo  
**Building Design:** Villa Detached  
**Bedrooms:** 2 Bed  
**Full/Half Baths:** 2 /0  
**Garage Spaces:** 1 - Attached  
**Carport Spaces:** -  
**Parking:** 2+ Spaces, Remarks  
**Private Pool:** No  
**Private Spa:** No  
**Acres:** 0.00  
**Security:** None  
**Waterfront Desc.:** None  
**Boat Access:** None  
**View:** Landscaped Area  
**Bedroom:** 1 BR + Ground  
**Dining:** Breakfast Bar, Dining - Living  
**Kitchen:**  
**Master Bath:** Shower Only  
**Rooms:** Great Room, Screened Lanai/Porch, Laundry Room in Garage, Guest Bath, Guest Room

**Building #:**  
**Community Type:** Other  
**Builder Product:** No  
**Unit Floor:** 1  
**Total Floors:** 1  
**Units in Building:**  
**Units in Complex:**

**Elevator:** None  
**Rear Exp:** E  
**Year Built:** 1979  
**Approx. Living Area:** 1,182  
**Approx. Total Area:** 1,500  
**Cable:** Yes

**Windows:**  
**Interior Features:** Remarks, Walk-In Closet, Window Coverings  
**Exterior Features:** None  
**Equipment:** Auto Garage Door, Dishwasher, Disposal, Dryer, Microwave, Range, Washer, Refrigerator/Icemaker  
**Amenities:** Remarks

**Living Rm:** **Great Rm:** **Dining Rm:** **Kitchen:** **Family Rm:**  
**Master BR:** **2nd BR:** **3rd BR:** **4th BR:** **5th BR:**  
**Den:** **Lanai:** **Utility Rm:** **Garage:** **Ceil Fans:** 4

**Lot Desc.:** County  
**Approx. Lot Size:** 0 X0 X0 X0  
**Guest House:**  
**Guest House L.A.:**  
**Construction:** Concrete Block  
**Roof:** Built-Up or Flat, Remarks  
**Flooring:** Carpet, Ceramic Tile  
**Cool:** Ceiling Fans, Central Electric  
**Heat:** Central Electric  
**Water:** Central  
**Sewer:** Central  
**Irrigation:** City  
**Restrictions:** Deeded  
**Pets:** Limits

## Financial/Transaction Information

**Total Tax Bill:** \$1,421  
**Tax Description:** County Only, Homestead  
**HOA Fee:** \$0  
**Master HOA Fee:** \$309 Monthly  
**Condo Fee:** \$0  
**Min. Days of Lease:** 30  
**Transfer/Other Fee:** \$0  
**Maintenance:** Irrigation Water, Lawn/Land Maint,  
Insurance, Reserve, Water, Street  
Maintenance  
**Approval:** Application Fee, Buyer  
**Possession:** Negotiable  
**Special Info:** Prior - Title Insurance, Deed Restrictions,  
Elevation Certificate  
**Taxing District:** Not Applicable

**Tax Year:** 2009  
**Special Assess:** \$0  
**Land Lease:** \$0  
**Mand. Club Fee:** \$0  
**Amenity/Rec Fee:** \$0  
**Num of Leases/Yr:** 2  
**Application Fee:** \$100  
**Management:** Residents  
**Terms:** Buyer Finance/Cash  
**HOA Description:**

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